



Sheridan Community Plan Update

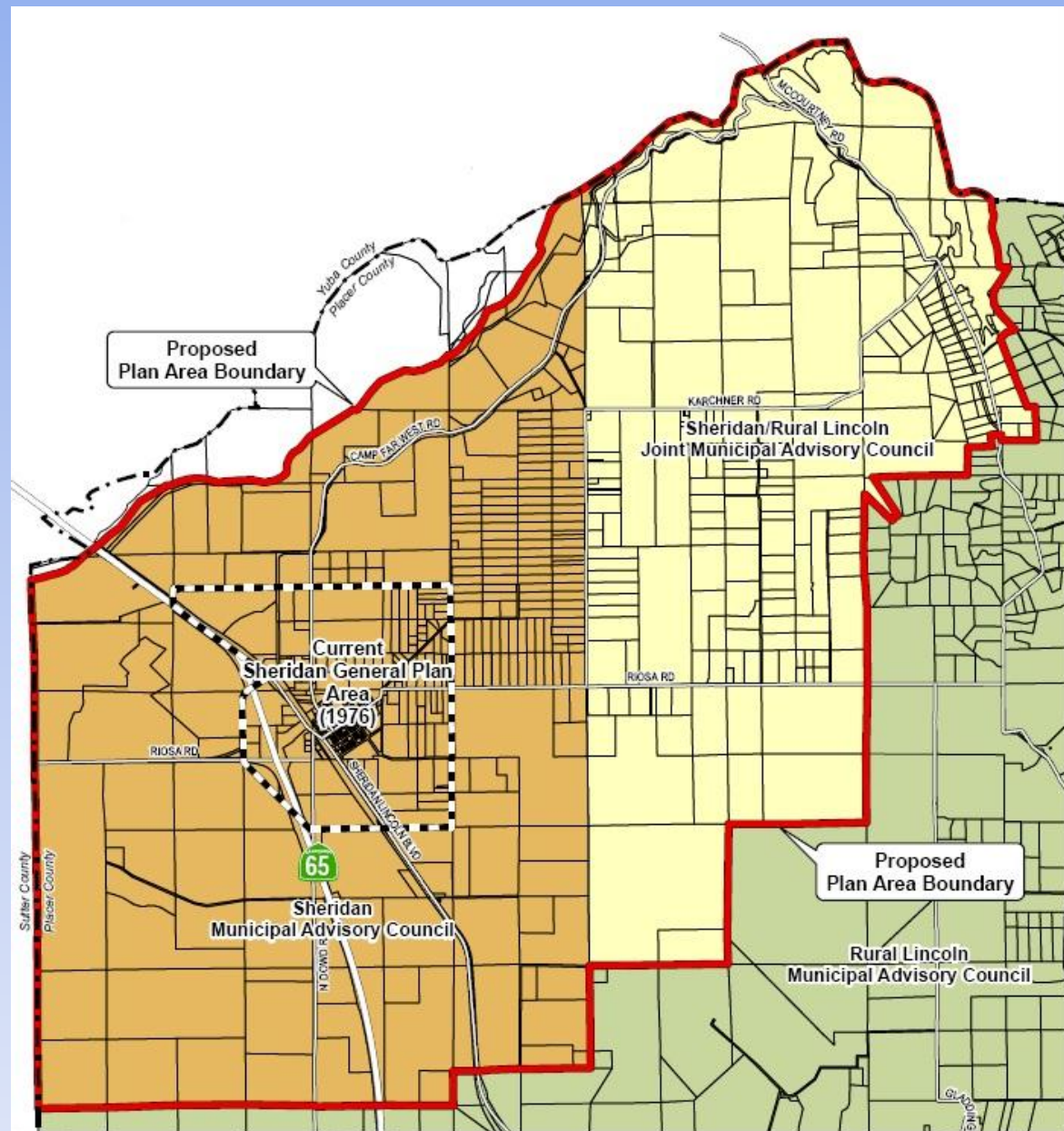
***Meeting Nine
November 13, 2013***

SHERIDAN
COMMUNITY PLAN



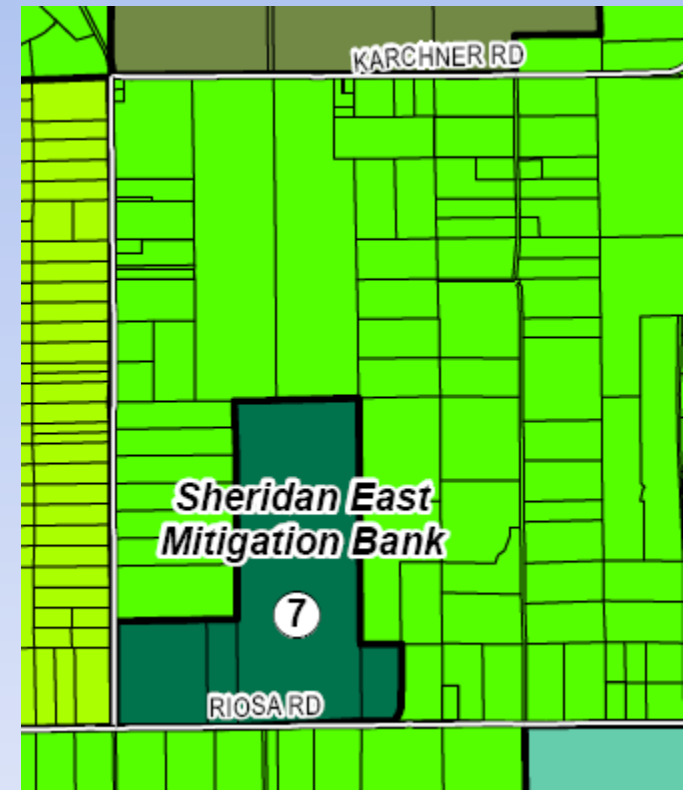
- **Introductions**
- **Plan Area Boundary**
- **Land Use Changes**
- **Discussion**
- **Schedule**

Plan Area Boundary



Plan Area Boundary

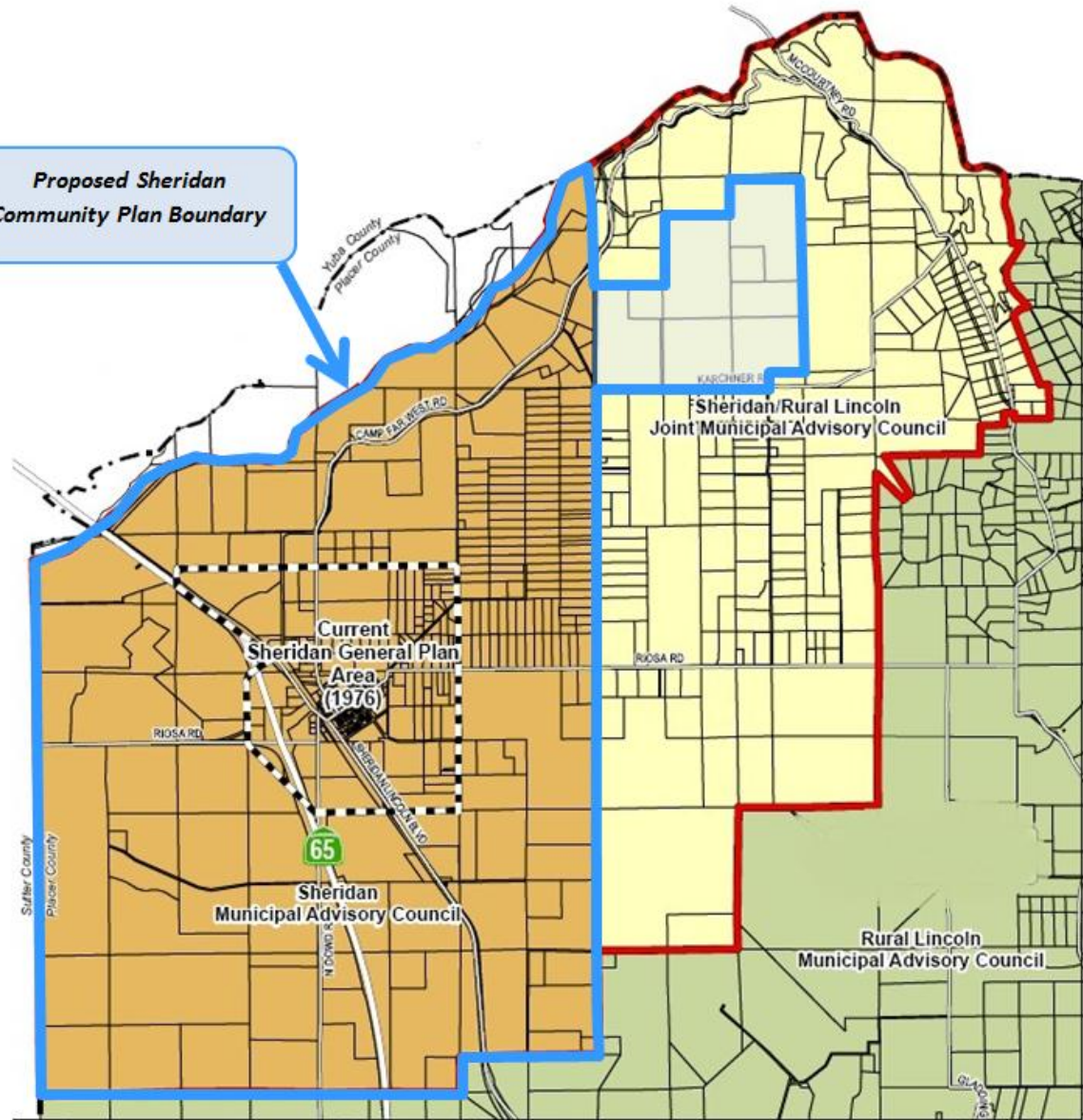
- Letters Sent to 169 Property Owners
- October 21 – Rural Lincoln MAC
- Would Add 9,043 Acres to Plan Area
- Several New Land Uses and Zoning Districts
- One Land Use Change Proposed in Joint Area



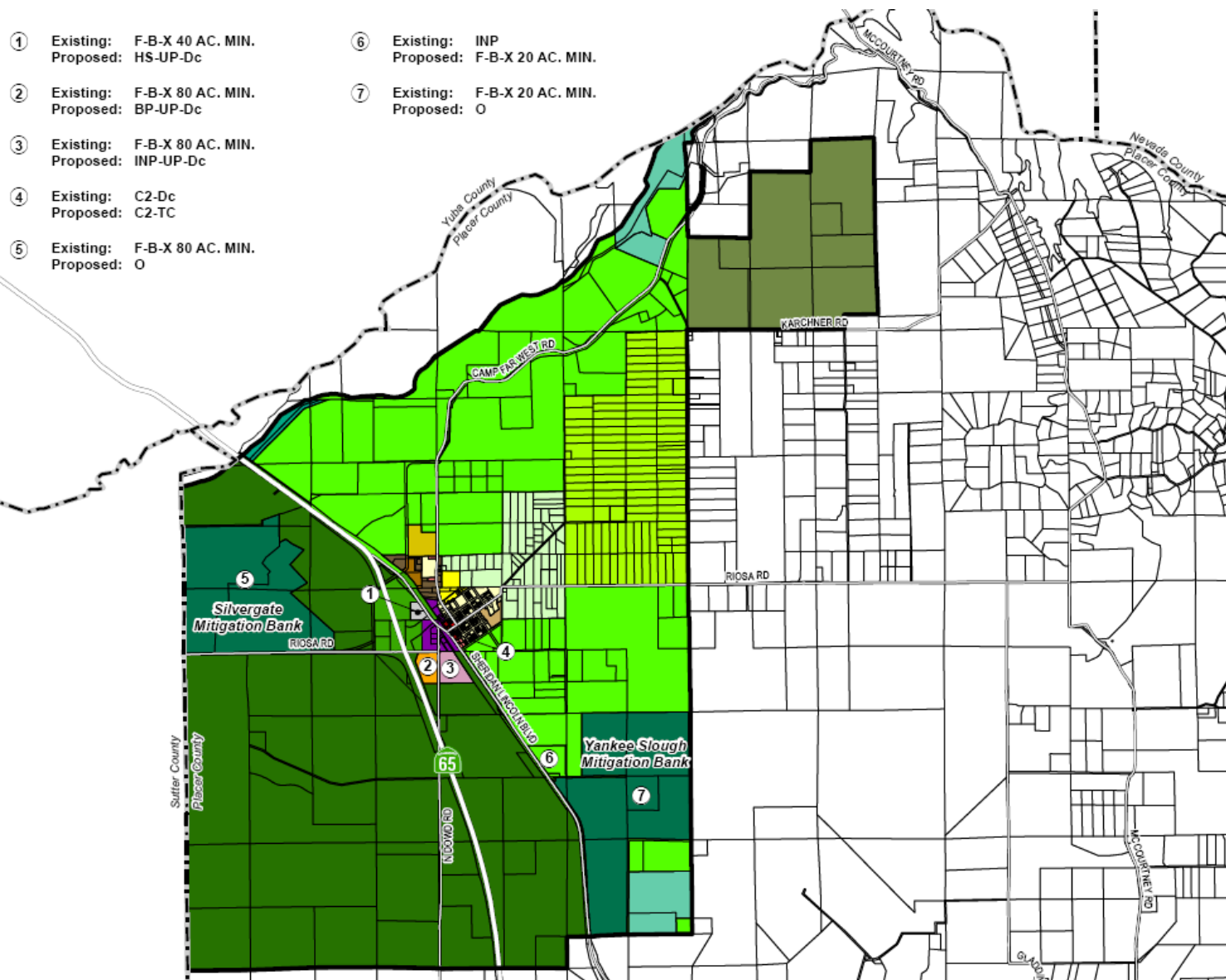
Plan Area Boundary



**Proposed Sheridan
Community Plan Boundary**



- ① Existing: F-B-X 40 AC. MIN.
Proposed: HS-UP-Dc
- ② Existing: F-B-X 80 AC. MIN.
Proposed: BP-UP-Dc
- ③ Existing: F-B-X 80 AC. MIN.
Proposed: INP-UP-Dc
- ④ Existing: C2-Dc
Proposed: C2-TC
- ⑤ Existing: F-B-X 80 AC. MIN.
Proposed: O
- ⑥ Existing: INP
Proposed: F-B-X 20 AC. MIN.
- ⑦ Existing: F-B-X 20 AC. MIN.
Proposed: O



LEGEND

COUNTY BOUNDARY

PLAN AREA

PROPOSED ZONING

C1-UP-DC

C2-DC

C2-TC

BP-UP

F 4.6 AC. MIN.

F-B-X 10 AC. MIN.

F-B-X 20 AC. MIN.

F-B-X 20 AC. MIN. PD = 0.1

F-B-X 40 AC. MIN.

F-B-X 80 AC. MIN.

F-B-X-MR-SP 20 AC. MIN.

F-B-X-MR 80 AC. MIN.

O

HS-UP

IN-AG-DC

INP-UP

RS

RS-B-X 6,000 SQ. FT. MIN.

RS-B-X 6,500 SQ. FT. MIN.

RS-B-X 5 AC. MIN.

RS-AG-B-20

RM-DL10-DC



DATA DISCLAIMER:

The features on this map were prepared for geographic purposes only and are not intended to illustrate legal boundaries or supercede local ordinances. Official information concerning the features depicted on this map should be obtained from recorded documents and local governing agencies.

13th Street

Goal: Redevelop 13th Street

Plan: Allow for Mixed-Use Development

How: Town Center Commercial (-TC)
Combining District

Area: 5.3 Acres, 7 Parcels



Implementation:

- Zoning Text Amendments Needed

Design Standards:

- Parking
- Streetscape
- Design
- Lighting
- Signage
- Uses

Plan Pages:

70-83



GAS STATION/DRIVE THROUGHS ALLOWED



DIAGONAL PARKING ALLOWED



ENHANCED STREETScape REQUIRED

Highway Services

Goal: New Services for Community, Travelers

Plan: Take Advantage of New Interchange

How: Highway Service Rezoning

Area: 10.1 Acres, Two Parcels



Highway Services

Implementation:

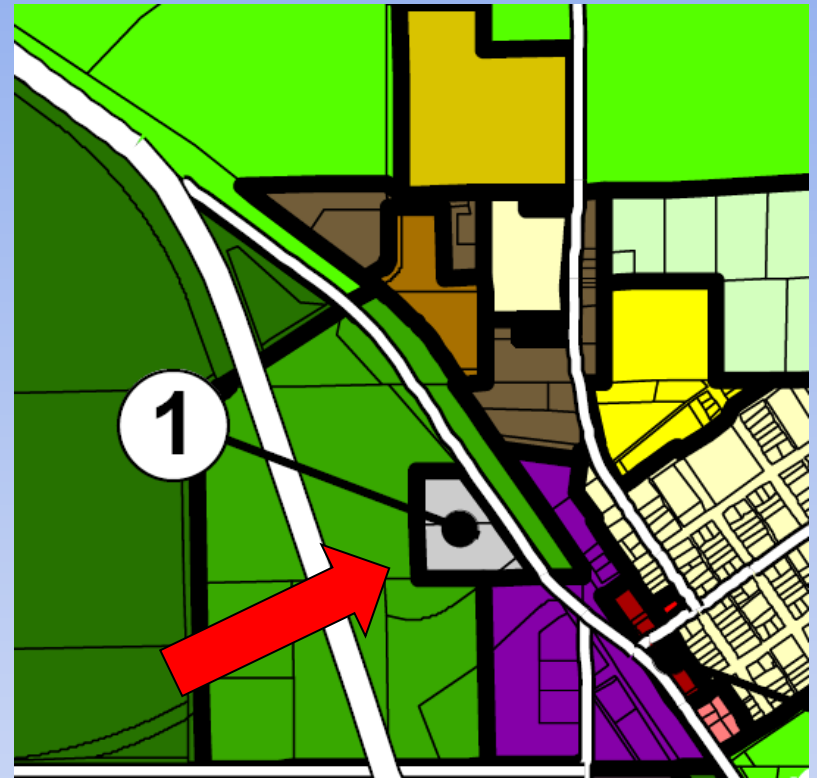
- Rezoning
- -UP Combining District

Design Standards:

- Design
- Signage

Plan Pages:

68-70



Industrial

Goal: New Jobs and Investment

How: Expand Industrial Zoning

Area: 25.4 acres, One Parcel to Business Park
33.6 acres, One Parcel to Industrial Park



Implementation:

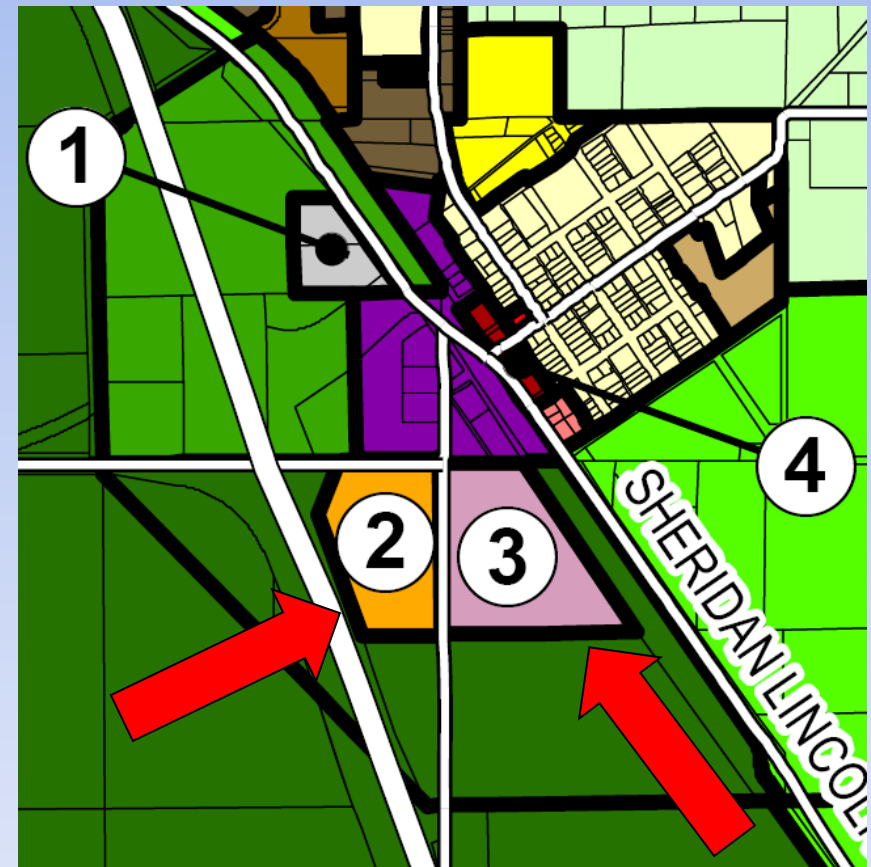
- Rezoning
- -UP Combining District

Design Standards:

- Signage
- Screening

Plan Pages:

83-85

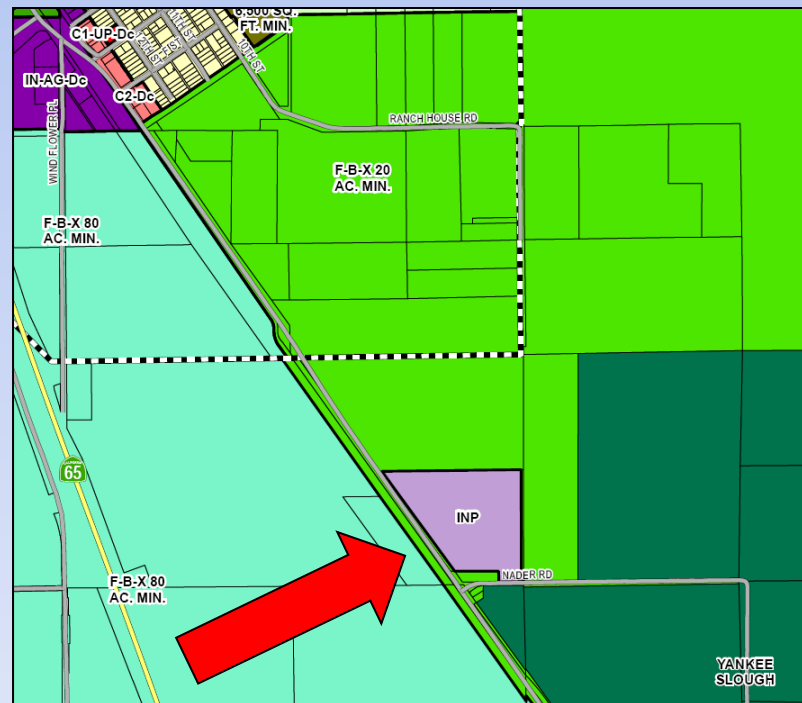


Parcel at Sheridan Lincoln Boulevard/ N. Nader Road

Zoning Change:

INP (Industrial Park) to Farm, 20-acre Min.

Area: 33 acres, One Parcel

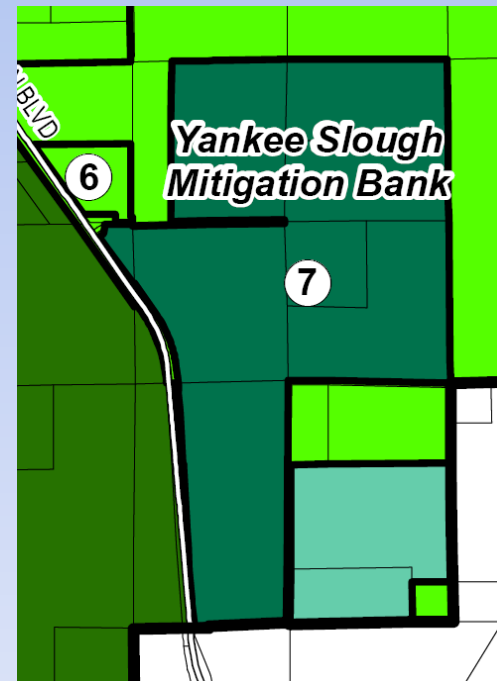
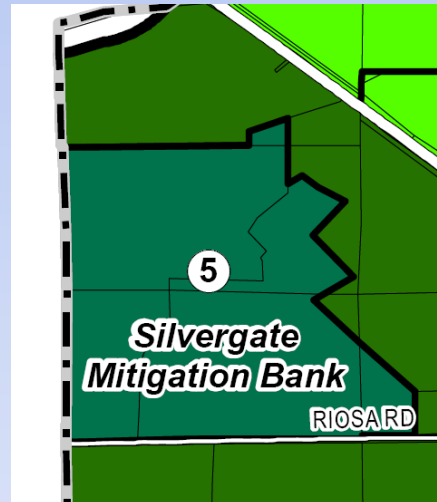


Open Space

Goal: Recognize Existing Mitigation Banks

Land Use Change: Rezone to Open Space

Area: 1,355 acres, 14 Parcels



Total Rezoning

Plan Area: 13,338 acres

Rezoning: 1,424 acres (10.7 percent)

95.1 percent to Open Space



Sheridan Community Plan Update



Questions?



Schedule



Rural Lincoln MAC Meeting..... November 18, 7:00 PM

Public Review Draft..... End of November

MAC/Public Presentation..... January

Planning Commission Workshop..... January

Revised Plan and Env. Document February

MAC Recommendation..... February or March

Planning Commission Review..... April

Board Consideration..... May?

Stay Connected



Stay Connected:

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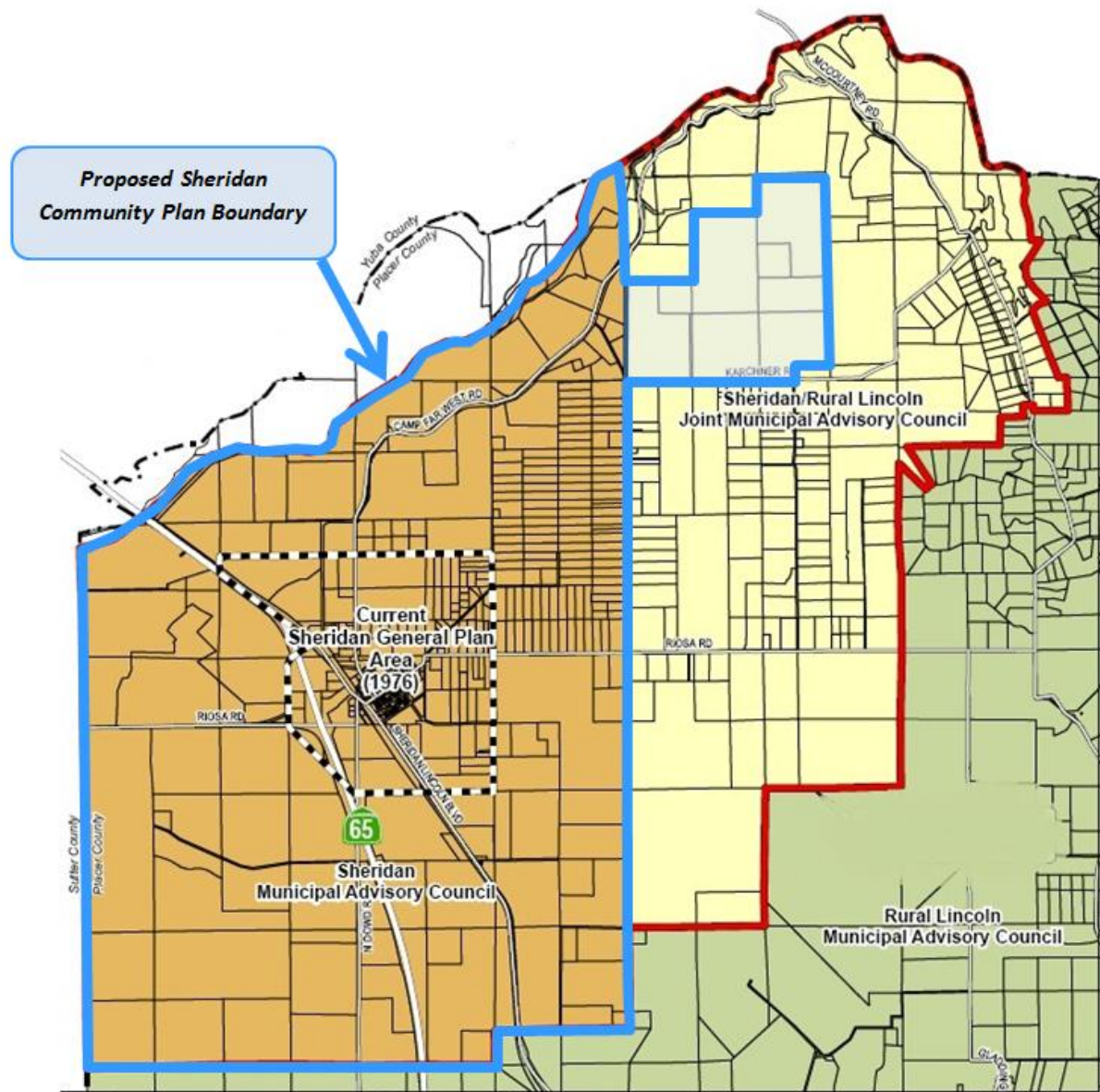
<http://www.placer.ca.gov/sheridan>



Sheridan Municipal Advisory Council

November 13, 2013

Plan Area Boundary



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